

Our core values of commercialism, integrity and stewardship guide all of our activities. The Burnhill Green development highlights our high quality and sustainable approach to development. Lessons learned through this project are raising standards, practice and delivery across the organisation.



Burnhill Green

Foreword

We know that what is built on our estate and how it is built has a lasting impact on the people who live there, the wider local community and the landscape for years to come.

That is why we have a firm commitment to work closely with local communities. We aspire to create places that people will be proud of, and importantly, places that make a positive contribution to the future of an area.

This booklet highlights one such development that truly meets the desire and aspiration of the local community, parish and planning authority.

The timber-framed homes in Burnhill Green sensitively and unobtrusively fit into the local

environment and were constructed using local craftsmen and local materials. The scheme reinstates a village green, providing a focal point for the whole community.

This scheme also showcases our determination to deliver high quality design coupled with high specification environmental credentials.

In producing this booklet we wish to inspire and give confidence that a Crown Estate development will make a positive contribution to a community and become an asset to be proud of.

Nick Harper
Head of Asset Management
and Development - Rural Estate

This small community has been lovingly improved and the scheme has been well received by local people. The design and care in execution is exemplary and it is good to see responsible landownership at work.

Judging panel,
RICS Awards 2011

www.thecrownestate.co.uk

About The Crown Estate

The Crown Estate manages a highly diverse £6 billion property portfolio across the UK.

Every year we pay all of our surplus revenue to the Treasury for the benefit of all UK taxpayers. Over the past ten years our contribution to the Treasury has been almost £2bn.

The Crown Estate is above all commercial organisation with a strong sense of stewardship and a commitment to manage our assets sustainably. Our integrity is measured in the relationships we build, how we manage our estates, the long term approach we take to our investments and the support we give to communities.



Nick Harper, The Crown Estate

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The Burnhill Green development has helped to transform our area for the better. I have been particularly impressed with The Crown Estate's approach to working with our planning authority and to listening to the views of local residents; they have consistently shown that they understand the needs of the community.

Cllr Mrs Joan Burton MBE,
South Staffordshire Council

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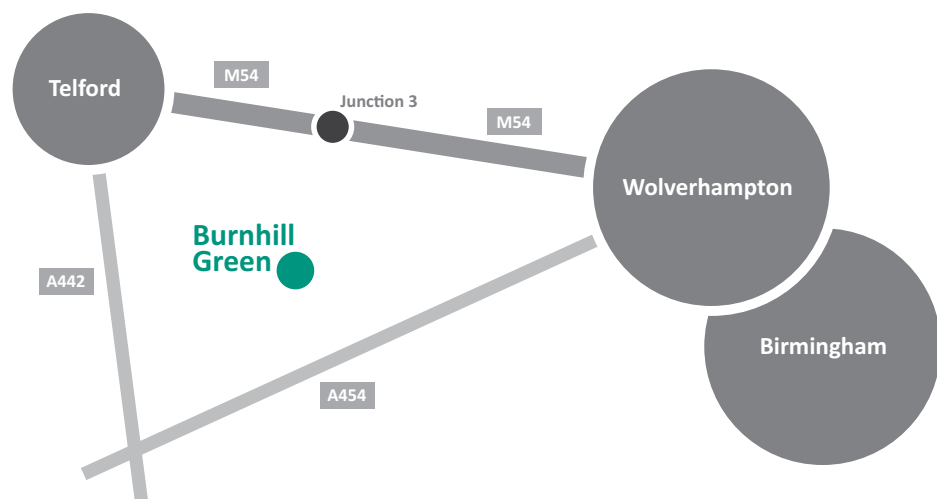


Location

The new homes are situated in Burnhill Green, an attractive rural area in South Staffordshire.

With a population of around 150, the village forms part of The Crown Estate's Patshull Estate – a 4,000 acre mixed arable and livestock estate, including farms, cottages and the Dartmouth Arms public house.

This development on Snowdon Road was designed and developed as an example to showcase The Crown Estate's determination to deliver high quality design and high specification environmental credentials.



Background

Villages across the country are changing, losing vital services such as post offices, shops and pubs and The Crown Estate recognises that Burnhill Green faces such challenges.

One of The Crown Estate's core values is stewardship, in this case supporting the village.

We have already invested in the Crown Room, adjoining the local public house, which is available for use by the council and villagers, for meetings, parties and evening classes for example.

The idea of new homes on the estate came after we became aware that people were moving out of the village because of the lack of suitable accommodation for older people and young families.

The local authority, South Staffordshire Council, was highly supportive of the idea and architect Watson Bertram Fell was appointed to progress the design.

A sustainable development

Sustainable development was a core aim of the project. The scheme sensitively and unobtrusively fits into the local environment and landscape.

Key features of the development include:

- Homes meet Code for Sustainable Homes level 4.
- Ground-source heat pumps in each home.
- FSC-approved timber frame construction.
- Considerable use of local recycled materials.
- Design is inclusive for all, regardless of ability, age or tenure.
- Restoration of the village green and new habitat creation.
- All spoil was used onsite or recycled.
- Rainwater harvesting and utilisation.
- High performance joinery.
- Traditional lime mortar.

- Reclaimed roof tiles.
- Pulse meters provide occupants with the ability to monitor usage of water and electricity.
- Individually thermostatically-controlled rooms.
- Under-floor heating.
- Sheep wool insulation means homes emit around 8 times less CO₂ than conventional sources.
- High efficiency wood burning stoves in each house.
- Highly efficient appliances reducing water and energy consumption.

The main thing we were asked to consider was fitting in with the local farming community – the sheep wool insulation suited that well. I often drive past the homes as I live nearby. Looking at the end result, they fit in with the landscape very well.

Mr Matthew Nalborczyk, Wool construction and loft insulation supplier, Black Mountain Insulation

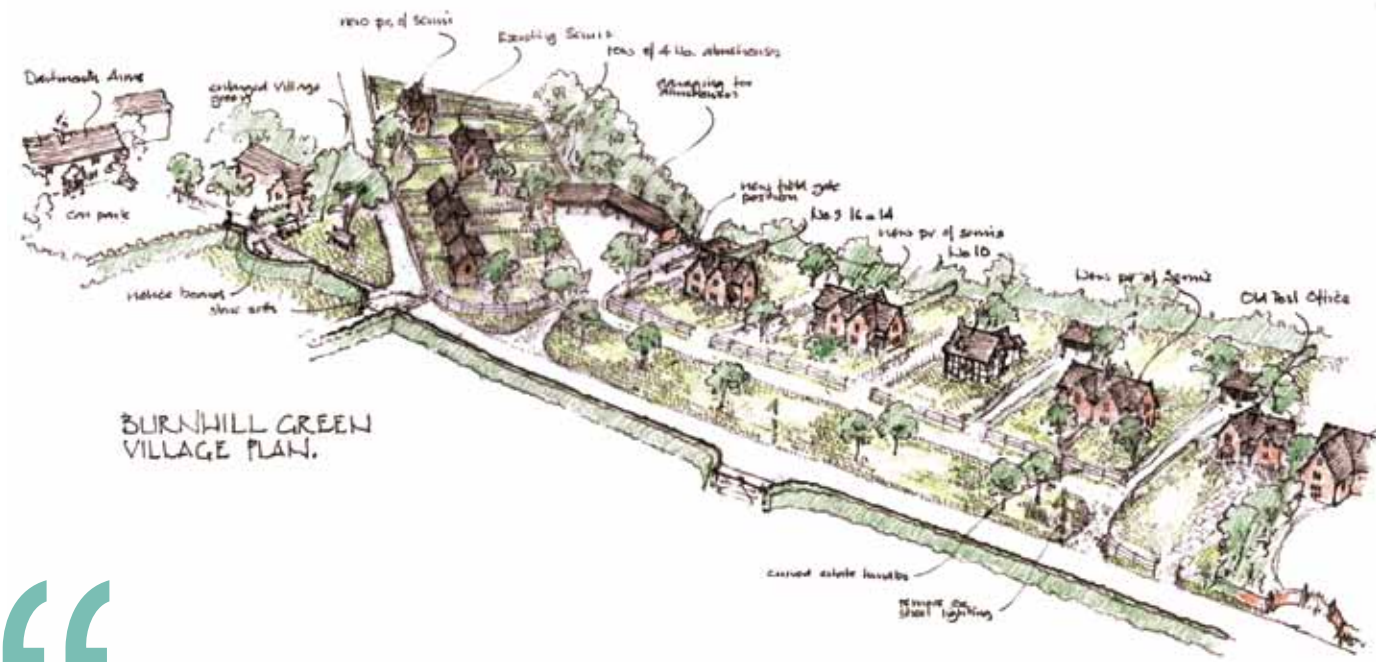


The scheme

From the outset, the community and local authority expressed a desire for 'traditional' architecture, which The Crown Estate balanced with modern sustainable living space.

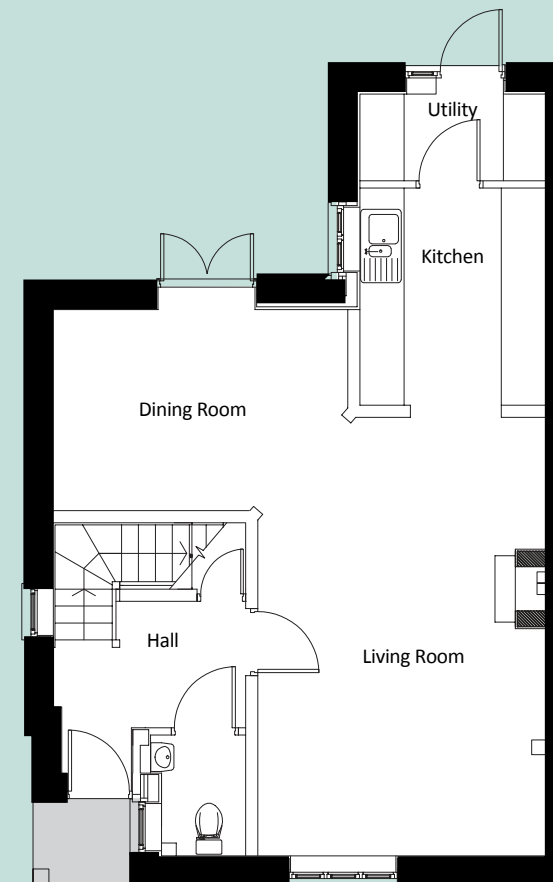
The development, built by Seddon, provides 10 generously-sized new build homes of 2-4 bedrooms. In contributing towards the parish's affordable housing supply, The Crown Estate was mindful of local needs so all homes are built to Design for Life Standards.

The scheme reinstates the village green, creating a new wildlife habitat with native trees and shrubs, pond and wetland areas. This element was added to provide a focal point for the whole community.

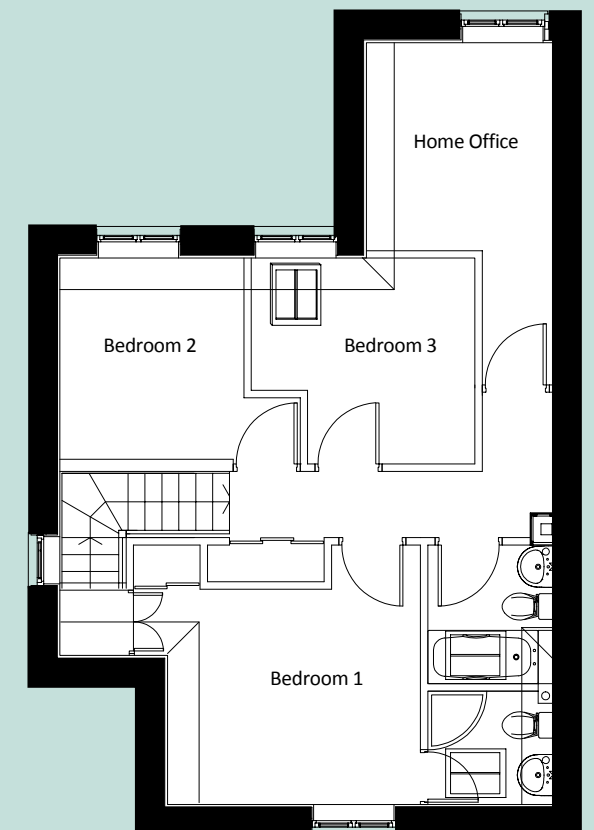


“The proposals will provide dwellings of a high architectural quality, which would complement the surroundings and result in a sympathetic scheme. It would result in the provision of much needed affordable housing for local workers and would increase the vitality and viability of this small settlement.

Sheila Porter, Case Officer
extract from planning committee report



Semi Detached
Ground Floor



Semi Detached
First Floor



Andrew Bourne, who was born in Burnhill Green, and Clare Vasey have always wanted to live in the village as they have family and friends there, but previously could not afford to. They called The Crown Estate's new homes "a dream come true".

Community engagement

The strong relationship we formed with the local authority, parish council and village residents ensured that local aspirations were identified early on and could be addressed during the design process.

A village meeting was well attended and discussed issues such as design, layout and parking. The design of the scheme was altered as a result of the feedback we received.

Regular liaison with local stakeholders occurred throughout the inception, design and construction processes, allowing issues to be discussed and problems resolved at an early stage. One resident who took part commented,

"the consultation sessions were clear and informative and written information was helpful as well".

The consultation highlighted traffic speed through the village as a particular concern. The new village green serves as a natural traffic calming measure 'pinching' the road. In addition, consultation with the local highways agencies resulted in the introduction of a speed limit of 30 mph through the village.

Our approach to making sure local views resulted in actual changes has since been applauded by members of the community, with comments such as,

"the consultation was good in that (a) it was actually a consultation and (b) concerns were addressed very well".

As the development progressed, signposts were put up at key points in the village and they contained regularly updated information about the progress of the project.

A stakeholder satisfaction survey was conducted with all homes in the village once the development was complete and occupied. This intended to highlight areas where the team had worked well, and areas where we could improve our performance in the future.

Of those who gave an opinion:

- 83% said it was easy to contact The Crown Estate and give views
- 84% thought the proposals felt right for the community
- 88% said The Crown Estate worked in partnership with the community
- 88% believe the completed development feels right for the community and makes a positive contribution

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I thought it was well managed and considered with clear details of who to contact should there have been any concerns. The board with details about the project was clear and well designed providing a useful brief overview of the project.

Miss Boden, local resident

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What people think

“ I feel that the development has blended in very well with our rural farm area, and judging from comments received from visitors it is very well admired. Such developments should be commended for their spacious aspects and use of the best of materials – very well done.

Mr Taylor
local resident

“ It has definitely changed the community for the better. The pub has benefited, and it has brought the top end of the village into the bottom – feels more complete!

Local farmers
P. Kemp & Son

“ I think they are very smart and well built houses and fit into Burnhill Green perfectly.

Mr Bourne
local resident

“ I believe the development suits the community extremely well. As is so often the case with these things, the devil is in the detail and the architect got this absolutely right. I would also be very complimentary about The Crown Estate's management. I think they were excellent partners, I have no doubt about that at all.

Mr David Burton-Pye
Former Conservation
and Design Officer for South Staffordshire
Council, now Chartered Town Planner and
Historic Environment Consultant

“ I thought it was an extremely competent and well-run project. The level of specification that went into the houses was absolutely fantastic.

Mr Adam Williams
J&S Seddon

“ This is a very high quality scheme and an exemplar for small scale rural development.

The traditional appearance gives few clues as to the advanced construction techniques utilised and incorporation of features to give advanced environmental performance.

Building for Life
assessment overview

The Burnhill Green development has been awarded and shortlisted for a number of prestigious accolades including:

- CABE Building For Life Awards – GOLD AWARD
- South Staffordshire Design and Conservation Awards 2010 – WINNER; Best new residential development
- South Staffordshire Design and Conservation Awards 2010 – highly commended new build
- South Staffordshire Partnership Awards 2011 – shortlisted
- The RICS Property Awards 2011 – shortlisted
- Homes & Communities Agency Rural Housing Award 2010 – shortlisted

“ Burnhill Green is an excellent scheme which maintains the character and appearance of this small hamlet very successfully. The open nature of the loose knit group of buildings still shines through, the attention to detail is exemplary and gaining Code 4 status in an area with no public transport is quite an achievement.

South Staffordshire Council's
Design and Conservation Awards judging
comments

